

City Council  
Atlanta, Georgia

06-0-1442

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-71  
Date Filed: 6-13-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3057 North Pharr Court, N.E.**, be changed from the RG-4 (Residential General-Sector 4) District to the MR5-A (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-4

## PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

Beginning for the same at a ½ inch rebar found on the Southeasterly Right of Way Line of Pharr Court North (apparent 50 feet wide right of way), said point also being the southwestern most corner of the Pharr Court Condominiums as shown in a plat recorded among the Land Records of Fulton County, Georgia in Plat Book 5, Page 68; thence, leaving the said Point of Beginning and running with the said line of Pharr Court North

1. North 37° 36' 19" East, 54.33 feet; thence,
2. 95.06 feet along the arc of a curve deflecting to the left, having a radius of 75.00 feet and a chord bearing and distance of North 02° 16' 05" East, 88.82 feet; thence, leaving the aforesaid line of Pharr Court North and running with the property of Habersham Estate Condominiums as shown in a plat recorded among the aforesaid Land Records in Plat Book 6, Page 62
3. North 37° 16' 19" East, 262.65 feet; thence, running
4. South 68° 44' 59" East, 242.28 feet to a point on the Northwesterly Line of Pharr Road – Connector (a private drive); thence, running with the said line of Pharr Road - Connector
5. South 18° 49' 24" West, 421.77 feet; thence, leaving the aforesaid line of Pharr Road - Connector
6. North 62° 52' 38" West, 320.72 feet to the Point of Beginning of the herein described tract or parcel, containing 118,371 square feet or 2.7174 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

